

7b Murray Street



7B Murray Street,

Duns, TD11 3DB

Offers Over £105,000



A Perfectly Placed Town Centre Apartment,  
Directly Overlooking The Traditional Market  
Square.

Shared Entrance Stairwell, Entrance Hall,  
Open Plan Lounge/Dining/Kitchen, Two  
Bedrooms And Bathroom.



Positioned in the heart of Duns, this first floor, two bedroom apartment enjoys a super aspect, directly overlooking the traditional Market Square, and offering easy access to all local amenities. Forming part of a traditional building, this smart and modern apartment benefits from high ceilings and large windows, both of which add to the feeling of space throughout. Having been a long term successful buy to let investment for the current vendor, the property offers a fabulous opportunity for any likeminded investors, as well lending itself equally well to a discerning first time buyer or those seeking to run a commercial holiday let.

## LOCATION

Duns has good educational and recreational facilities including primary and secondary schools, swimming pool, tennis courts, 18 hole golf course, library, various speciality shops and walks and nature reserve within the grounds of Duns Castle and is home to the classical Edwardian Mansion at Manderston. Edinburgh is 45 miles away with the main East Coast rail line at Berwick upon Tweed some 15 miles distant.

## HIGHLIGHTS

- Fabulous town centre position
- Directly overlooking the Market Square
- Smart and modern interior
- Great first time purchaser
- Well considered letting investment

## ACCOMMODATION SUMMARY

Shared Entrance Stairwell, Entrance Hall, Open Plan Lounge/Dining Kitchen, Two Bedrooms and Bathroom.

## ACCOMMODATION

The building is occupied by only four apartments, each accessed via the shared stairwell, with 7B positioned at first floor level. The principal rooms boast a magnificent outlook over the Market Square, the open plan lounge/dining/kitchen making the best of this with triple sash windows to the front. This social room offers good proportions and benefits from a well-appointed fully fitted kitchen and useful built in storage.

The master bedroom enjoys a similar aspect, a good double room with ample room for free standing furniture, whilst bedroom two is a bright and airy room positioned to the rear of the building. The apartment is served by a freshly presented bathroom complete with electric shower over the bath.

## SERVICES

Mains services. Gas central heating. Secondary glazing.

## COUNCIL TAX

Band A

## ENERGY EFFICIENCY

Rating D

## DIRECTIONS

What3words gives a location reference which is accurate to within three metres squared. The location reference for this property is [///brand.direction.establish](https://www.what3words.com/brand.direction.establish)

## TENURE

Freehold

## VIEWING & HOME REPORT

A virtual tour is available on Hastings Legal - YouTube. Please view this before booking a personal viewing. The Home Report can be downloaded from our website [www.hastingslegal.co.uk](http://www.hastingslegal.co.uk) or requested by email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). Alternatively, or to request further information, call 01573 225999 - lines open 7 days a week including evenings, weekends and public holidays.

## PRICE & MARKETING POLICY

Offers over £105,000 are invited and should be submitted to the Selling Agents, Hastings Property Shop, 28 The Square, Kelso, TD5 7HH, 01573 225999, Fax 01573 229888 or email [enq@hastingslegal.co.uk](mailto:enq@hastingslegal.co.uk). The seller reserves the right to sell at any time and interested parties will be expected to provide the Selling Agents with advice on the source of funds with suitable confirmation of their ability to finance the purchase.

All measurements are approximate and are taken at the widest point. Whilst these particulars have been carefully prepared, no guarantee is given as to their accuracy and they shall not form part of any contract to follow hereon.